

THE BUNGALOW, EDDERTON, ROSS-SHIRE



LOUNGE, KITCHEN, UTILITY ROOM, THREE BEDROOMS,
SHOWER ROOM, BATHROOM. DOUBLE GARAGE.

GENERAL DESCRIPTION

This well presented detached bungalow offers spacious family accommodation in a pleasant semi rural location. The property has been very well maintained and offers three generous sized bedrooms and a spacious lounge with an attractive stone fireplace with open fire as an attractive focal point. To the front of the property there is a large garden which has been thoughtfully landscaped while to the rear there is a double block wall garage, oil tank, and garden laid to grass for easy maintenance. This property would provide ideal accommodation for either a family or a retired couple. Viewing is highly recommended.

OFFERS OVER £255,000.00

LOCATION

Edderton is a pleasant village near the shores of the Dornoch Firth, approximately 5 miles from the Royal Burgh of Tain, 9 miles from Dornoch, and 34 miles from Inverness, the capital of the Highlands. There is a primary school in the village and secondary pupils are transported by bus daily to Tain Royal Academy. There are many sites of historical interest in the area along with some of the most beautiful scenery in Scotland. There are numerous recreational activities to hand including Tain & Royal Dornoch Golf courses, Tain Tennis Club and bowls. The city of Inverness, being less than an hour away offers a more extensive range of shopping along with good rail and air links.

DIRECTIONS

If heading North on the A9, turn left at the Dornoch Bridge Roundabout following the signs for Edderton and Ardgay (A836). You will see the Caravan Sales Centre on the right hand side. The Bungalow is the second house beyond this.

ACCOMMODATION

Entrance through half glazed wooden door into

VESTIBULE

2.12 m x 1.55m (6'11" x 5'1")

Side facing window. Door into small slim cupboard with hooks. Carpet. Radiator. Centre light. Telephone point. 1 single power point. Glazed door into

HALL

Access to all rooms apart from the kitchen can be made from the hall. Carpet. Radiator. Hatch to loft. Deep storage cupboard with shelving.

LOUNGE/DINER

8.45m x 5.53m x (27'8" x 18'2")

Bright, spacious room with triple aspect allowing plenty of natural light to enter. A feature of this room is the attractive stone fireplace with open fire. Wall lights. Centre light. Drop light over dining table area. Three radiators. Carpet. Curtains.



KITCHEN

4.10m x 3.28m (13'5" x 10'9")

A generous range of wall and base units provide a contemporary feel to this well designed kitchen featuring a breakfast bar, corner carousel units, display cabinets and large corner unit with deep shelving. Electric hob with extractor above. Eye level double oven. Integral fridge/freezer. 1.5 sink and drainer with mixer tap. Drop light over fitted breakfast bar. Rear facing window. Roller blind. Radiator. Vinyl flooring. Doors to Lounge and

UTILITY ROOM

3.20m 2.27m (10'6" x 7'5")

Rear window with fitted roller blind. Single sink and drainer



with double unit under. Work surface. Vinyl flooring. Radiator. Door into shelved storage cupboard. Door into walk in cupboard with coat hooks, electric meter, fuse box and central heating boiler. Door into linen cupboard housing the hot water tank. Access to hall and kitchen and back garden.



SHOWER ROOM

2.54m x 1.18m (8'4" x 3'10")

Comprising WC, wash hand basin and shower cubicle fitted with Mira electric shower unit. Extractor fan. Radiator. Fitted wall mirror with shaver light and socket above.



BATHROOM

3.08m x 2.20m (10'1" x 7'2")

Comprising WC, bidet, vanity wash hand basin and bath. Rear facing opaque window with fitted roller blind. Large fitted wall mirror. Shaver light with socket. Radiator. Heated towel rail. Hanging hooks on back of door.



BEDROOM 2

3.77m x 3.18m (12'4" x 10'5")

Nicely proportioned room with front facing window. Carpet. Curtains. Radiator. Fitted wardrobe with double sliding doors.



BEDROOM 1

3.09m x 3.09m (10`1" x 10`1")

Nice bright room with front facing window. Carpet. Curtains. Radiator.

BEDROOM 3

3.78m x 3.09m (12`4" x 10`2")

Rear facing window. Curtains. Carpet. Radiator. Fitted wall mirror. Double wardrobe with sliding doors.

DOUBLE GARAGE

Double block wall garage. Power and light. Side door to garden.



GARDEN

The property sits in generous garden ground. The front garden is laid to lawn and features attractive hedging. There is a gravelled pathway leading to the property. The garden to the

rear is laid to grass for easy maintenance. There is a shallow burn running along the bottom of the garden. Oil tank. Outside light.

INCLUDED

All carpets and blinds.

COUNCIL TAX BAND

Band 'E'

POST CODE

IV19 1JY

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £255,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Purchasers offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise. Any appliances included have not been tested, therefore are not warranted.

